

3771 CHANNEL DRIVE, WEST SACRAMENTO, CALIFORNIA



BUILD-TO-SUIT



**IMMEDIATE ALL POINTS
ACCESS VIA I-80, I-5,
HWY 99 & HWY 50**

LEASED

BUILD-TO-SUIT AREA

VIEW VIDEO

**UP TO ±215,000 SF
PROPOSED SPECULATIVE
DEVELOPMENT**

WWW.3771CHANNELDRIVE.COM



PORT OF WEST SACRAMENTO



BUILD-TO-SUIT OPPORTUNITY

BUILDING CONCEPT IMAGE

PROPERTY SPECIFICATIONS

Proposed speculative development
or build-to-suit on ±10 acres

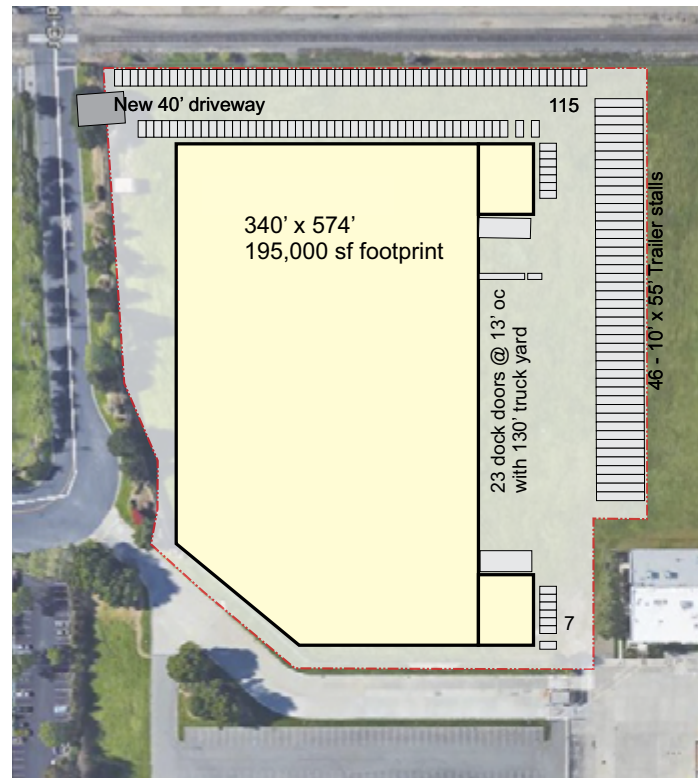
CONCEPTUAL BUILD-TO-SUIT 1

TRAILER STALLS	46 - 10' x 55' stalls
DOCK DOORS	23
SQUARE FOOTAGE	±195,000 SF
DIMENSIONS	340' x 574'
CLEAR HEIGHT	36'
TRUCK YARD	130'
FIRE SUPPRESSION	ESFR

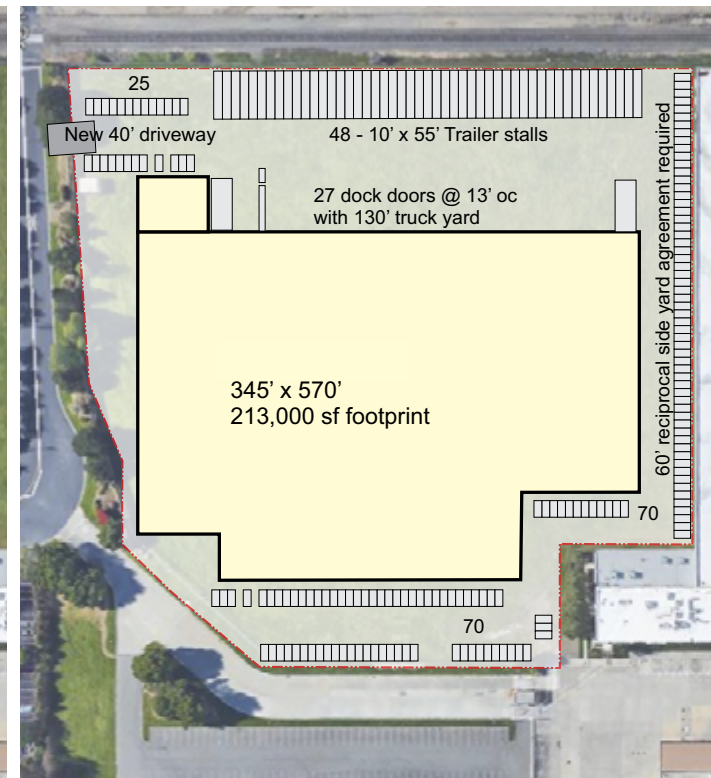
CONCEPTUAL BUILD-TO-SUIT 2

TRAILER STALLS	48 - 10' x 55' stalls
DOCK DOORS	27
SQUARE FOOTAGE	±213,000 SF
DIMENSIONS	345' x 570'
CLEAR HEIGHT	36'
TRUCK YARD	130'
FIRE SUPPRESSION	ESFR

CONCEPTUAL BUILD-TO-SUIT 1



CONCEPTUAL BUILD-TO-SUIT 2



SITE OVERVIEW



SITE SPECIFICATIONS

EXPANSION AREA	±10 acres
POWER	12kv of tier 1 and 2 power
ZONING	M-3 industrial zone
SECURITY	Secure fenced perimeter on site with guard station

EMPLOYEE PARKING	Shared ±3.5 acre paved employee parking lot with ±472 spaces
HIGHWAYS	Immediate all points access VIA I-80, I-5, HWY 99 & HWY 50
POTENTIAL	Maritime, Up rail

ADDITIONAL AVAILABLE SPACE

TEMPERATURE CONTROLLED	±178,884 SF ±4,768 SF office
OFFICE	±13,161 SF of upstairs office
MAINTENANCE SHOP	±12,950 SF maintenance facility with ±2,000 SF truck wash

WHY WEST SACRAMENTO



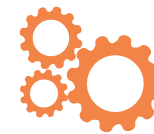
PREMIERE BUSINESS ENVIRONMENT

- Ideal logistics and distribution solutions to Western U.S.
- Transportation network of major interstates, deep water shipping channel, Port of Sacramento, and Sacramento International Airport
- Streamlined approval processes, tax credits and deductions and a city project team to facilitate occupancy
- Home to major corporations such as NorCal Beverage, HD Supply, Core-Mark, Bogle Winery, PlyGem, DBI, and Nippon Shokken



ECONOMIC BENEFITS

- Zero utility taxes
- No business license revenue taxes
- Expedited building permit process
- 12% discount on electricity available
- New employment hiring credits (35% of wages paid over \$13.50/hr for five years)
- Deferral of import duty on imported materials until it reaches its destination
- Expedited building permit process
- New employee housing credit
- Free trade zone



ABUNDANT UTILITIES

- Water: City of West Sacramento, 2,950 gallons per acre per day
- Sewer: City of West Sacramento, 2,000 gallons per acre per day
- Gas: PG&E
- Power: PG&E, 12KV Power Tier 1 and 2



**CLOSE TO SAN FRANCISCO
AND SACRAMENTO
INTERNATIONAL AIRPORTS**



**OPTIMAL LOCATION FOR
E-COMMERCE FULFILLMENT &
ADVANCED MANUFACTURING**



**ACCESS TO
LARGE & VERSATILE
LABOR POOL**



**IMMEDIATE ALL POINTS
ACCESS VIA I-80, I-5,
HWY 99 & HWY 50**

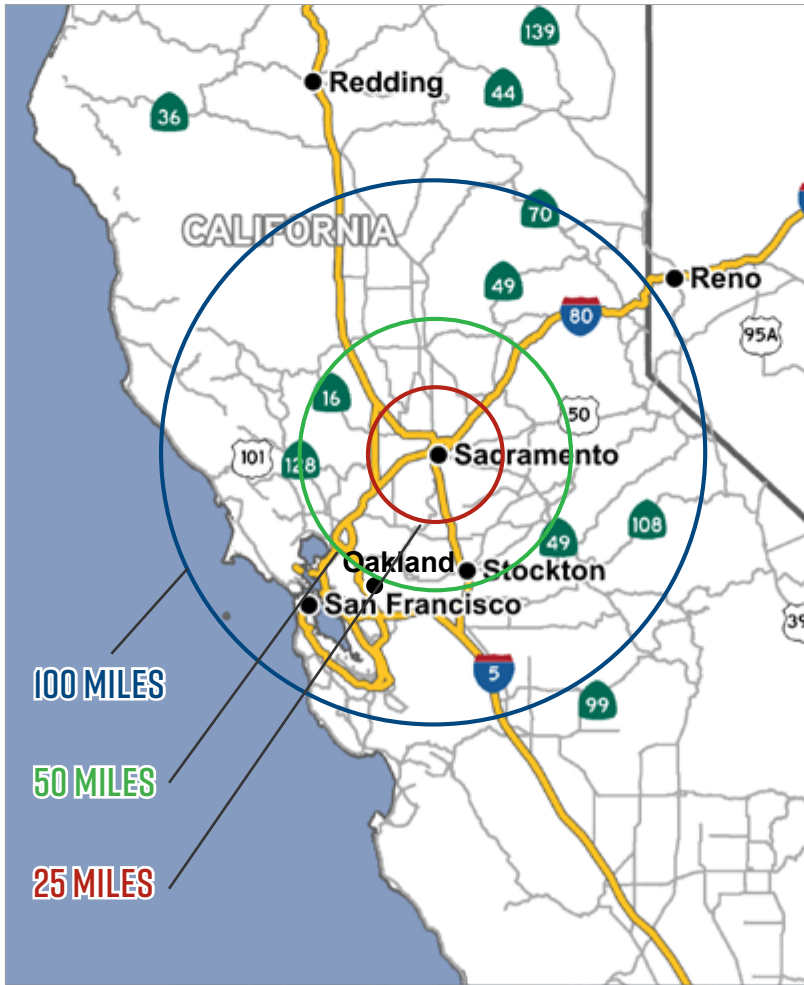


**STAA
TRUCK
ROUTES**

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LOCATION OVERVIEW



3 MARITIME PORTS



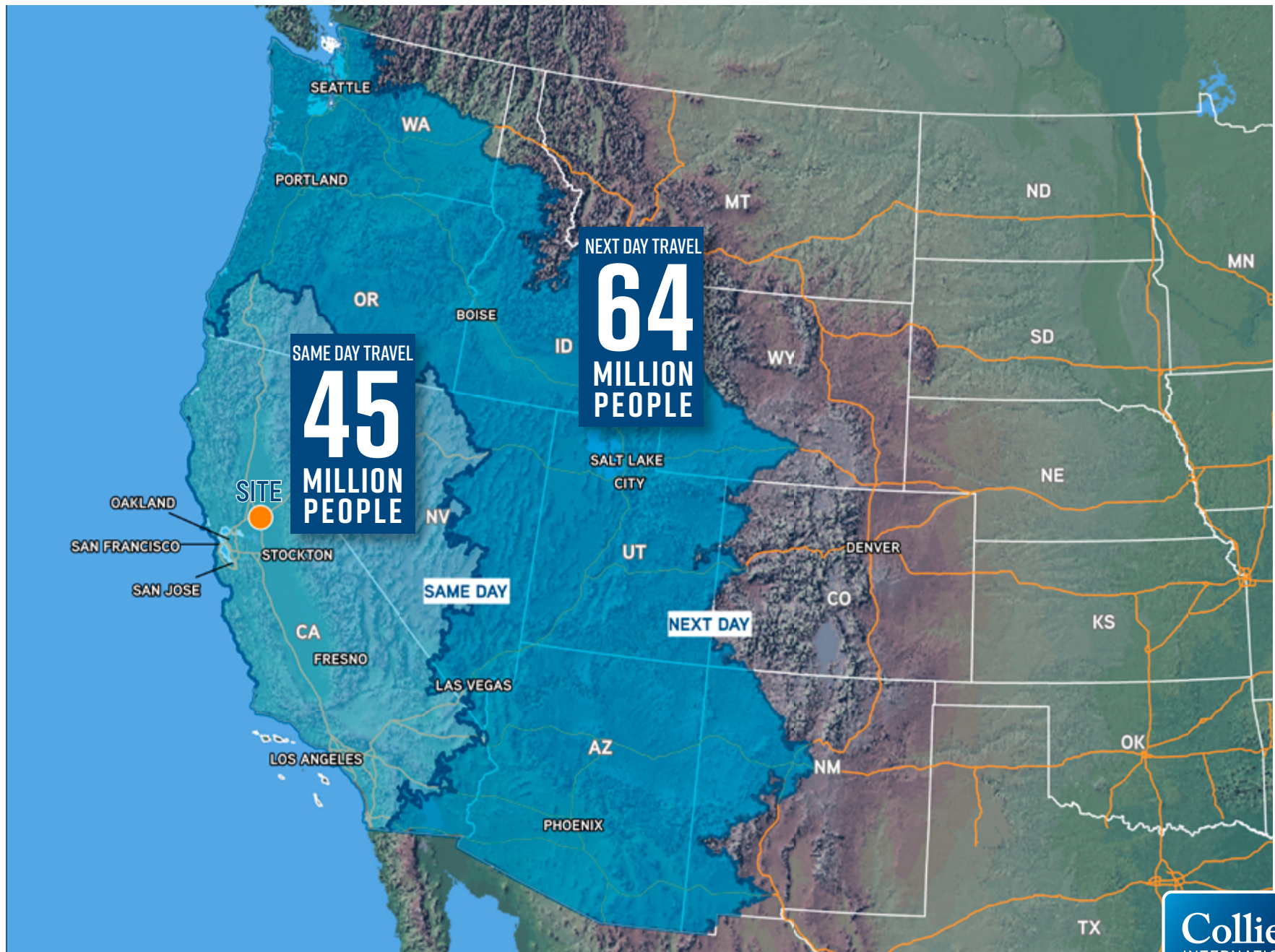
4 MAJOR AIRPORTS



MAJOR HIGHWAYS



ACCESS TO MARKETS



POWERED BY CONNECTIVITY



PORTS

MILES (APPROX)

PORT OF STOCKTON	±55 MILES
PORT OF OAKLAND	±78 MILES
PORT OF LA	±410 MILES
PORT OF PORTLAND	±590 MILES
PORT OF SEATTLE	±755 MILES



LOCAL & REGIONAL

DRIVE TIMES (APPROX)

STOCKTON	±50 MINS
OAKLAND	±1 HR 55 MINS
RENO	±2 HRS 15 MINS
SAN FRANCISCO	±2 HRS 20 MINS
FRESNO	±2 HRS 50 MINS
SAN JOSE	±2 HRS 55 MINS
LOS ANGELES	±6 HRS 5 MINS



WESTERN U.S.

DRIVE TIMES (APPROX)

LAS VEGAS, NV	±8 HRS 20 MINS
BOISE, ID	±8 HRS 45 MINS
PORTLAND, OR	±9 HRS 20 MINS
SALT LAKE CITY, UT	±9 HRS 30 MINS
PHOENIX, AZ	±11 HRS 10 MINS
SEATTLE, WA	±12 HRS 30 MINS
DENVER, CO	±17 HRS 30 MINS



PROPERTY PHOTOS



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